

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Town Planning – Khammam Municipality – Certain variation to the Master Plan - Change of land use from Residential use to Commercial use in H.No.11-4-3/3, Nehru Nagar, Khammam to an extent 1471.39 Sq.Yards - Draft Variation – Confirmed – Orders - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

**G.O.Ms.No. 224**

**Dated the 27<sup>th</sup> day of May, 2010.**

Read the following:-

1. G.O.Ms.No.587 MA., dated 2.6.1987. (and formally approved in G.O.Ms.No.535, MA&UD Department, dated 31.7.2008.)
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9907/2009/W, dated 24.12.2009.
3. Government Memo. No.210/H1/2010-1, Municipal Administration and Urban Development Department, dated 23.2.2010.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9907/2009/W, dated 8.4.2010.
5. Government Memo. No.210/H1/2010-2, Municipal Administration and Urban Development Department, dated 22.4.2010.
6. From the Commissioner of Printing, A.P. Extraordinary Gazette No.191, Part-I, dated 24.4.2010.
7. From the Commissioner, Khammam Municipality, Letter Roc.No.G1/1768/2009-10, dated 15.5.2010.

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**ORDER:**

The draft variation to the Khammam General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.587 MA., dated 2.6.1987 (and formally approved in G.O.Ms.No.535, MA&UD Department, dated 31.7.2008.) was issued in Government Memo. No.210/H1/2010-2, Municipal Administration and Urban Development Department, dated 22.4.2010 and published in the Extraordinary issue of A.P. Gazette No.191, Part-I, dated 24.4.2010. No objections and suggestions have been received from the public within the stipulated period. The Commissioner, Khammam Municipality in his letter dated 15.5.2010 has stated that the applicant has paid an amount of Rs.63,690/- (Rupees sixty three thousand six hundred and ninety only) towards development and conversion charges as per G.O.Ms.No.158 MA., dated 22.3.1996. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**T.S.APPA RAO,  
PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

To  
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.  
The Director of Town and Country Planning, Hyderabad.  
The Regional Deputy Director of Town Planning, Warangal.  
The Municipal Commissioner, Khammam Municipality.

**Copy to:**

The individual through the Municipal Commissioner, Khammam Municipality.  
The District Collector, Khammam District.  
The Private Secretary to Minister for MA&UD.  
**SF/SC.**

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub - section (2) of section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Khammam Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.191, Part-I, dated 24.4.2010 as required by clause (b) of the said section.

**VARIATION**

The site in H.No.11-4-3/3, Nehru Nagar, Khammam to an extent of 1471.39 Sq.Yards, the boundaries of which are as shown in the schedule below and which is earmarked for Residential use zone in the General Town Planning Scheme (Master Plan) of Khammam Town sanctioned in G.O.Ms.No.587 MA., dated 2.6.1987. (and formally approved in G.O.Ms.No.535, MA&UD Department, dated 31.7.2008.) is designated for Commercial use by variation of change of land use as marked "ABCDEFGH" as shown in the revised part proposed land use map GTP No.1/2010/W, which is available in Municipal Office, Khammam Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. The applicant shall handover the road affected portion to an area of 88.24 Sq.Mtrs., due to widening of existing 12.19 Mtrs., wide road to 18.29 Mtrs., wide as per GTP Scheme formally approved by the Government towards western side of the site under reference free of cost through registered gift deed to the Khammam Municipality.
9. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

North : Compound wall and house of V.Veerabhadra Rao.  
East : Compound wall and house of V.Ananthaiah.  
South : Existing 30 feet wide road.  
West : Existing 40 feet wide road widened to 60 feet as per formally approved GTP Scheme.

**T.S.APPA RAO,**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD).**

SECTION OFFICER